

074.0

0007

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

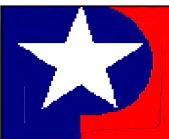
928,800 / 928,800

USE VALUE:

928,800 / 928,800

ASSESSED:

928,800 / 928,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
96		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: EGGIMANN STEPHAN	
Owner 2: EGGIMANN ANNE V	
Owner 3:	

Street 1: 96 COLLEGE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TREMBLAY WAYNE S -

Owner 2: TREMBLAY COLLEEN M -

Street 1: 96 COLLEGE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .257 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 2213 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11200		Sq. Ft.	Site		0	70.	0.68	5									529,200						529,200	

Total AC/Ha: 0.25712

Total SF/SM: 11200

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

529,200

Spl Credit

Total:

529,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH		
Type:	21 - Split Level	Full Bath:	1	Rating:	Good			
Sty Ht:	1 - 1 Story	A Bath:		Rating:				
(Liv) Units:	1	3/4 Bath:	1	Rating:	Good			
Foundation:	1 - Concrete	A 3QBth:		Rating:				
Frame:	1 - Wood	1/2 Bath:		Rating:				
Prime Wall:	4 - Vinyl	A HBth:		Rating:				
Sec Wall:	8 - Brick Veneer	OthrFix:	1	Rating:	Average			
Roof Struct:	1 - Gable	OTHER FEATURES						
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average			
Color:	TAN	A Kits:		Rating:				
View / Desir:		Frl:	1	Rating:	Good			
GENERAL INFORMATION		WSFlue:		Rating:				
Grade: C+ - Average (+)		CONDOS INFORMATION						
Year Blt:	1961	Eff Yr Blt:						
Alt LUC:		Alt %:						
Jurisdict:	G12	Fact:						
Const Mod:								
Lump Sum Adj:								
INTERIOR INFORMATION		% Own:						
		Name:						
DEPRECIATION								
		Phys Cond:	GV - Good-VG	10. %				
		Functional:		%				

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 30 %
Bsmnt Flr:	6 - Ceramic Tile
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:

odel:

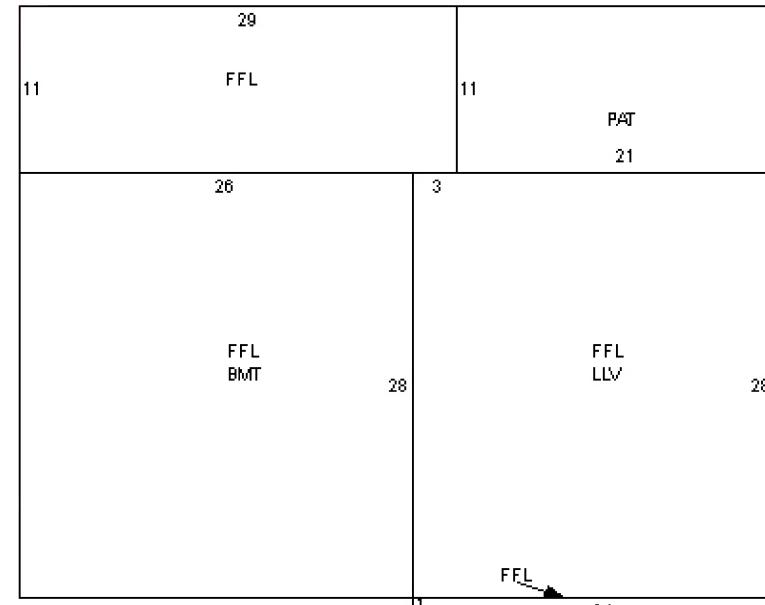
Serial #

Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X18	A	AV	1950	0.00	T	40	101						
2	Frame Shed	D	Y	1	6 X 12	A	AV	2006	0.00	T	10.4	101						

SKETCH



SUB ÁREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
FFL	First Floor	1,743	129.410	225,565	LLV	100	FLA	70	G	
BMT	Basement	728	38.820	28,264						
LLV	Lower Level	672	95.940	64,473						
PAT	Patio	231	4.000	925						
Net Sketched Area:		3,374	Total:	319,227						
Size Ad	1743	Gross Area	3374	FinArea	2213					

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

